

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**July 7, 2016
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

PUBLIC HEARING ITEMS

1. PLN 16-0158, ORTEGA SINGLE FAMILY HOME ADDITION, 2049 OAK PARK BOULEVARD

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans and List of Green Building Methods
<u>Attachment D</u>	Applicant's Photos
<u>Attachment E</u>	Public Hearing Notice

Hearing on the request of John Ortega, property owner, to consider an architectural review permit for a 1,373 square foot addition to an existing 2,632 square foot home (consisting of 2,064 square feet of living area and a 368 square foot attached garage). The addition would result in a 4,005 square foot home (consisting of 3,437 square feet of living space and a 568 square foot attached garage.) The property is 13,972 square feet and is located in a R-10 *Single Family Residential Medium Density* zoning district. Accessor's Parcel Number is 170-020-041.

CEQA: Exempt, Class 1 (minor addition to existing facility)

Project Planner: Andrew Shiflet, 925 671-5211, ashiflet@pleasanthillca.org

2. PLN 16-0175, CARLTON SENIOR LIVING SIGN REPLACEMENT, 175 CLEVELAND ROAD

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans
<u>Attachment D</u>	Site Photos
<u>Attachment E</u>	Public Notice

Hearing on the request of Dan Marlow, Director at Carlton Senior Living, to consider a sign permit for two new signs to be located on an existing monument structure adjacent to Cleveland Road. The proposed signs would each be approximately two feet one inch in height on a two foot six inch high metal background panel, with a sign area of approximately 12 square feet per sign, and 24 square feet for both combined. The 2.84 acre project site is zoned *PUD Planned Unit District (Ordinance 410)*. The Accessor's Parcel Number is 149-110-084-6.

CEQA: Exempt, Class 11 (new on-premise signage)

Project Planner: Andrew Shiflet, 925 671-5211, ashiflet@pleasanthillca.org

3. PLN 16-0121, COMMERCIAL BUILDING REMODEL, 620 CONTRA COSTA BOULEVARD

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Findings and Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans
<u>Attachment D</u>	Zoning Administrator Staff Report/Memo dated March 10, 2016
<u>Attachment E</u>	Zoning Administrator Letter of Action dated March 11, 2016
<u>Attachment F</u>	Public Notice

Public hearing to consider approval of PLN 16-0121, an Architectural Review Permit submitted by Anthony Perez, for various site improvements on a site developed with a two-story multi-tenant commercial building, including: (1) 11 new parking spaces (for a total of 70 on-site spaces), (2) minor exterior building modifications (to include the removal of an existing bank drive-through facility), (3) a new trash enclosure and (4) an additional 1,750 square feet of landscape area. The property is zoned *RB - Retail Business* and the General Plan designation is *Commercial and Retail*. Assessor Parcel Number: 153-270-004.

CEQA: Section 15301 (Class 1, Remodel to Existing Construction) exemptions.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on July 21, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.